



AGRICULTURAL ADVISORY COMMITTEE

January 23, 2017

Mr. Josh Penn
Montgomery County Planning Staff
8787 Georgia Avenue
Silver Spring, MD

Dear Mr. Penn:

ZTA 16-02 Agricultural Zone-Transfer of
Development Rights Requirements

On behalf of the Montgomery County Agricultural Advisory Committee-AAC, please accept this letter as our comments on the Public Draft Zoning Text Amendment 16-02 Agricultural Zone-Transfer of Development Rights Requirements.

The AAC thanks the Planning staff for meeting in April 2016 with representatives from the agricultural community to discuss the ZTA and to address our concerns. The Public Draft ZTA that was distributed in December 2016 will be helpful to address the serious concerns from the broader rural and agricultural communities that TDRs will not need to be retained for dwellings that remain accessory to the farming operation.

The AAC is hopeful this draft ZTA will reinstate the policy that TDRs do not need to be retained for dwellings that remain accessory to farming. Reinstating this policy acknowledges the instructions provided by the MNCPPC to farmers and property owners over the years since the Agricultural Reserve was first created. The AAC believes that changing the name of Farm Tenant Dwelling to Farm Labor Housing Unit may create some confusion with the term agricultural workers that is referenced on line 59 of the Public Draft.

The AAC thanks the County Planning Staff for this opportunity to present our views in support of ZTA 16-02 and your participation in the April 25, 2016 and January 18, 2017 AAC meetings on this issue. Please let us know if you have any questions.

Sincerely,

David Weitzer, Chairman

